

039.A

0007

0022.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

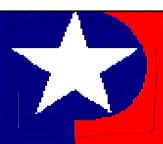
807,500 / 807,500

USE VALUE:

807,500 / 807,500

ASSESSED:

807,500 / 807,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
22-24		PATRICK ST, ARLINGTON

OWNERSHIP

Owner 1:	MIN JUNXIA & WANG FUDI	Unit #:	22
Owner 2:			
Owner 3:			
Street 1:	189 EAST ST		
Street 2:			

Twn/City: SHARON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02067		Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MAME
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 2810 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8252																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	807,500			807,500		313297
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18

PREVIOUS ASSESSMENT								Parcel ID	039.A-0007-0022.0		!15883!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	807,500	0	.	.	807,500		Year end	12/23/2021		
2021	102	FV	793,400	0	.	.	793,400		Year End Roll	12/10/2020		
2020	102	FV	779,200	0	.	.	779,200	779,200	Year End Roll	12/18/2019		
2019	102	FV	760,100	0	.	.	760,100	760,100	Year End Roll	1/3/2019		
2018	102	FV	691,300	0	.	.	691,300	691,300	Year End Roll	12/20/2017		
2017	102	FV	619,600	0	.	.	619,600	619,600	Year End Roll	1/3/2017		
2016	102	FV	619,600	0	.	.	619,600	619,600	Year End	1/4/2016		
2015	102	FV	544,000	0	.	.	544,000	544,000	Year End Roll	12/11/2014		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	15883
CARNEY JOHN A,	115-55		4/19/2011		549,000	No	No				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/23/2018		Measured								DGM	D Mann	
1/30/2012		NEW CONDO								BR	B Rossignol	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good	OF=1 XTRA SINK IN MBATH.									
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Very Good										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units 1									
Color:	GRAY			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	1	Rating:	Good	Other									
GENERAL INFORMATION				WSFlue:		Rating:		Upper									
Grade:	B- - Good (-)			CONDOS INFORMATION				Lvl 2									
Year Blt:	2010	Eff Yr Blt:		Location:		Total Units:		Lvl 1									
Alt LUC:		Alt %:		Floor:	M - Multi-Level			Lower									
Jurisdct:	G13	Fact: .		% Own:	50.000000000			Totals	RMs:	7	BRs:	3	Baths:	2	HB:	1	
Const Mod:				Name:													
Lump Sum Adj:				DEPRECIATION													
INTERIOR INFORMATION				Phys Cond:	VG - Very Good	2.7 %											
Avg Ht/FL:	STD			Functional:		%											
Prim Int Wal:	1 - Drywall			Economic:		%											
Sec Int Wall:		%		Special:		%											
Partition:	T - Typical			Override:		%											
Prim Floors:	3 - Hardwood			Total:	2.7 %												
Sec Floors:		%		CALC SUMMARY													
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	250.00	COMPARABLE SALES											
Subfloor:				Size Adj.:	0.71352315	Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:	2			Const Adj.:	0.99989998												
Electric:	3 - Typical			Adj \$ / SQ:	178.363												
Insulation:	2 - Typical			Other Features:	70384												
Int vs Ext:	S			Grade Factor:	1.21												
Heat Fuel:	2 - Gas			NBHD Inf:	1.20000005												
Heat Type:	1 - Forced H/Air			NBHD Mod:													
# Heat Sys:	1			LUC Factor:	1.00												
% Heated:	100	% AC: 100		Adj Total:	829939												
Solar HW:	NO	Central Vac: NO		Depreciation:	22408												
% Com Wal		% Sprinkled		Depreciated Total:	807531												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 039.A-0007-0022.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																
RESIDENTIAL GRID																	
REMODELING																	
RES BREAKDOWN																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	